

**Newfields Planning Board Meeting
December 21, 2006**

Attendance: William Meserve, Elliot Alexander, and Mike Price. Absent from the meeting were John Hayden, Mike Todd, Town Planner Reuben Hull and Selectmen's Representative Janet Smith.

Chairman William Meserve called the meeting to order at 7:06pm

Watson Subdivision-70 Halls Mill Road-Map 208 Lot 2.1-

Paul Watson presented his proposal to subdivide a 2.05 acre lot from his parcel of 13.23 total acres. He noted that the two wetland areas have been delineated as requested by the Board. A motion was made by Mike Price and seconded by Elliot to accept the subdivision plan. All were in favor and the motion carried.

Fran Lane questioned the subdivision plan. He explained that there have been a series of subdivisions on this parcel. He has issues with the current plan after researching previous approved plans of 1987 and 1997. It appears to him that there is 50-60 feet of land that is in contention. The course and bearings of the boundary lines on the proposed plan are not the same as the previous plan which is referred to (D-25695). Fran is also concerned about a set pin that is referred to in his deed but not shown on the plan at all. In his opinion, the plan may be defective.

The Board would like the surveyor to come to the next meeting to explain the discrepancies between the current and previous subdivision plan. They would also like the surveyor to meet with Reuben to discuss the recommendations that he made in his review letter of December 21, 2006. A motion was made by Mike Price and seconded by Elliot to continue the hearing until next month's meeting. All were in favor and the motion carried.

Watson-Scenic Road Public Hearing

Paul Watson explained that part of his stone wall was removed so that test pits could be done. The area will be the entrance of the proposed driveway for the new lot. He met with the Road Agent Brian Knipstein and it was his recommendation to place the driveway in that location. No trees have been removed. Removing the wall without a permit was his error. A motion was made by Mike Price and seconded by Elliot to approve the removal of the stone wall for the construction of the proposed driveway in conformance with the scenic road ordinance. All were in favor and the motion carried.

Newbrook Site Plan Review-Map 102 Lot 56.2

Robert Grande was present and addressed the Board. The proposed site plan is for an outside recreational vehicle storage area and the reconfiguration of the interior self-storage area that includes a one-way drive through. Robert commented on Reuben's review letter dated December 21, 2006.

The applicant has been working on the facility since May 2006 and the existing self storage units are not being used at this time. The proposed design is on file at the Town Office. The applicant wishes to expand the existing use to include outside storage.

Regarding Reuben's comment about the Building Inspector and Town safety officers reviewing building codes and life safety issues; Jeff Buxton and Larry Shaw have toured the building. Robert said that Jeff and Larry have made recommendations and they have implemented those recommendations. Changes are being shown on the plans. Several experts attended the November meeting to address life safety and building code issues but an official meeting was not held due to the lack of a quorum.

The site is in the industrial zone and approved for interior storage. Outside storage is not listed as a current use and Reuben's letter suggests that the applicant may need to go to the ZBA. Robert has no problem with going before the ZBA for approval of the outside storage.

The grading of the overhead door needs to be clarified. The plan shows a building grade of 41.3 and a site grade of 38. Robert commented that the door has been installed for three months and was approved in 2004.

The Planning Board should consider comments from the Building Inspector, Fire Department and Police Department relative to vehicle usage. Robert said that the Fire Chief, Police Chief and Building Inspector have visited the site several times to make recommendations on safety issues.

The proposed commercial use requires 1 parking space per 200 sf. Since the proposed use is non-intensive the Board would support a reduction in parking requirements. Robert stated that self storage units are visited approximately twice a year. Mike Price suggested that the applicant submit a waiver in writing with backup data.

Drainage at the site may be an issue. Robert insists that there have been no drainage problems on his lot but there were issues on the Coed Sportswear lot. The applicant will contact Reuben regarding site drainage improvements.

Robert has heard nothing to date from the Water and Sewer Department.

Landscaping has been done at the site. Several arborvitaes have been planted. PSNH needs to submit a letter stating that the plantings do not interfere with their maintenance.

Abutter Phillip Hunt voiced his concerns about the propane tanks being moved from near the railroad tracks to the Pleasant Street side of the building. Robert explained that this will allow the tanks to be filled from the road. The tanks will be below grade and won't be seen. He is willing to work with the abutter on this issue. They may be able to put in larger arborvitaes along Pleasant Street.

Lighting still needs to be addressed and it needs to conform to the architectural lighting ordinance.

Reuben suggests that the Planning Board require a landscaping bond and a site restoration bond for the project. The bonding is a guarantee that the plantings will be done. A value will be placed on the bond next month.

Granite monumentation of the property boundaries need to be done. Robert said that Ambit Survey placed stakes with yellow caps on the parcel.

An as-built plan will be submitted at the time of occupancy.

Department heads will be asked to attend the next meeting to discuss recommendations they have made. A motion was made by Mike and seconded by Elliot to continue the hearing until next month. All were in favor and the motion carried.

Jim Daley –Site Plan Review

Jim informed the Board that his original application for lot line adjustment and site plan review has changed. He will be submitting a new application for a different proposal. He is considering a facility similar to Chuckee Cheese but private. Events held (such as birthday parties) would be by reservation only. He is in the process of getting together building costs and would like feedback from the Board on his proposal. He is also proposing a small office and storage area on the parcel. Jim will submit a formal site plan review when the design is complete and abutters will be notified.

Prime Wetlands

Alison Watts from the Conservation Commission was last on the agenda to discuss the Report that West Environmental prepared. Bill noted that the report takes a look at Newfields from an ecological standpoint. Different wetland areas were identified and then layered on top of each other to come up with the prime wetlands. Alison added that the report has viable information that will support protecting the prime wetlands if the Town decides to go forward with that idea. It may take some time before we are sure that it is the right thing to do. Bill suggested that we take a look at the study and then schedule a joint meeting with the Conservation Commission.

There are grants available through the Rockingham Planning Commission for master planning projects, natural resource mapping, and a number of other projects that enhance coastal resource management and protection.

With no further business to discuss, a motion was made and seconded to adjourn at 9:15pm. The next meeting will be Thursday January 18, 2007 at 7pm.

Respectfully submitted,

Sue McKinnon

